

## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 201 <u>8</u> - <u>10</u>	
Acceptance Date:	<u>9/2/17</u>
Website Posting Date:	<u>9/6/17</u>
Determination Date:	<u>9/12/17</u>
Planning Commission Date:	<u>9/12/17</u>
Expiration Date:	<u>9/12/20</u>
Planner Assigned:	<u>JC</u>

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant: <b>Brent Olson Olson Homes Inc</b>	
Mailing Address: <u>5027A Puuwai Rd</u> <u>Kalaheo HI 96741</u>	Phone: <u>808-639-3267</u> Email: <u>olsonhomeshi@gmail.com</u>
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: <u>9/12/2016</u>	

Project Information (attach additional sheets, if necessary)	
County Zoning District: <u>Kona</u>	Tax Map Key(s): <u>(4) 2-8-019-056</u>
	Land Area: <u>15,646</u>
Nature of Development: (Description of proposed structure or subdivision)	<u>ATF</u> <b>Remodel &amp; New SFR</b>

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

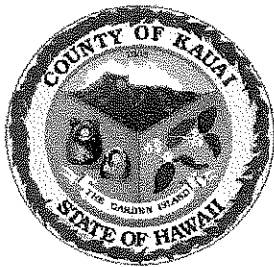
### Part A

#### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☐ Properties Abutting the Shoreline  
☐ Project's approximate distance from shoreline: \_\_\_\_\_
- ☒ Properties Not Abutting the Shoreline  
☒ Project's approximate distance from shoreline: 417
- ☐ Additional Information:  
☐ Closest distance of improvement(s) from Shoreline is approximately \_\_\_\_\_ ft.  
☒ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

4 parcels with 5 houses and Hoone Rd



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

### FOR OFFICIAL USE ONLY:

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Planning Commission Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Planner Assigned: \_\_\_\_\_

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

slight slope 18-20msl(google earth)

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

rocky

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_

☐ Is the armoring permitted/authorized? \_\_\_\_\_

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

- ☐ Is property in coastal floodplain (if checked, what zone)? NO \_\_\_\_\_

- ☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

NO

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

### Applicant's Signature

Signature

9/12/2014

Date

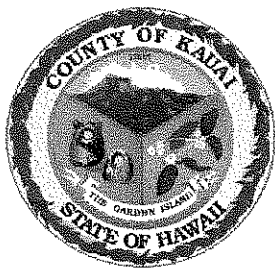
### Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

Planning Director or designee

9-2-17

Date



## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### **Part B**

#### **Exemption Determination**

☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

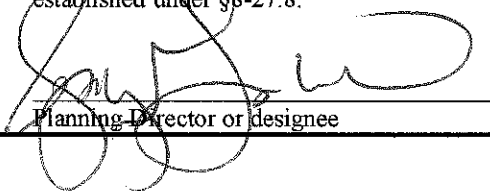
☒ **Exemption 3** *for reno.*

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)

☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

#### **Exemption Determination (to be completed by Planning Department)**

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

  
Planning Director or designee

*9-2-17*  
Date

**2281 Nato Rd. Koloa HI 96756**  
**Mail 1726 SE Hwy 101**  
**Lincoln City OR 97367**  
**(541) 992-4994**

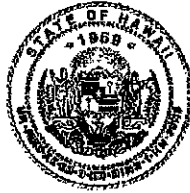
negative class control will comply with HAR Chapter 1, Section 80.1. Examples of measures that can be implemented to control dust include:

- Equipment that control will be maintained by spraying or water
- Control areas will be used where necessary
- Landscaping
- Impervious and compacted surfaces
- Impervious and compacted Soilage

2281 Nalord.

418'





STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED

July 28, 2016 8:01 AM

Doc No(s) A-60530249



/s/ NICKI ANN THOMPSON  
REGISTRAR

1 1/2 ICL  
8-32843479

Conveyance Tax: \$2,450.00

Return by mail(X) pick-up( )

TG Super 16080232 LLC  
3923 Kilohana Street  
Kalaheo, HI 96741

TG: 201629770  
TGE: 24216078814  
Michelle Dela Sierra

Tax Map Key No.: 4/ 2-8-019-056

**EXCHANGE WARRANTY DEED**  
(subject to "As Is" condition)

THIS EXCHANGE WARRANTY DEED (subject to "As Is" condition) is dated JUL 26 2016 ELVIRA KIMOKEO, formerly known as ELVIRA McCOOL, unmarried, and NICHOLAS HANALE KIMOKEO, Successor Trustee of the NICHOLAS KIMOKEO REVOCABLE LIVING TRUST dated October 17, 1992, of which a short form is recorded as Document No. 92-170778, with full powers to sell, mortgage, lease or otherwise deal with the land, and NICHOLAS H. KIMOKEO, Successor Trustee of the KIMOKEO FAMILY TRUST an unrecorded Revocable Trust dated April 5, 1994, with full powers to sell, mortgage, lease or otherwise deal with the land, and NICHOLAS H. KIMOKEO, of Mililani, Hawaii, hereinafter called the "Grantor", in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor paid by TG SUPER 16080232 LLC, a Hawaii limited liability company, as to an undivided fifty-eight percent (58%) interest, whose address is 2281 Nalo Road, Koloa, Hawaii 96756-9731, and ADVANTAGE EQUITIES 9774, LLC, an Oregon limited liability company, as to an undivided forty-two percent (42%) interest, whose address is 1726 SE Highway 101, Lincoln City, Oregon 97367, hereinafter called the "Grantee", the receipt of which is acknowledged, grants and conveys unto the Grantee, as tenants in common, the property described in the attached Exhibit "A", hereinafter called the "property".

The Grantee, **TG SUPER 16080232 LLC, a Hawaii limited liability company**, is an exchange accommodation titleholder, which is merely a "holding entity" whose sole purpose is to acquire title, in a tax deferred exchange under IRC §1031 and Rev. Proc. 2000-37, on behalf of the real parties in interest, Richard A. Shaw and Joan E. Shaw, husband and wife, the Exchangers, in connection with an exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, with the Grantor herein and T. G. Super Exchange Corp., a Hawaii corporation, as Qualified Intermediary.

The Grantee, **ADVANTAGE EQUITIES 9774, LLC, an Oregon limited liability company**, is an exchange accommodation titleholder, which is merely a "holding entity" whose sole purpose is to acquire title, in a tax deferred exchange under IRC §1031 and Rev. Proc. 2000-37, on behalf of the real parties in interest, Lon French and Tina French, husband and wife, the Exchangers, in connection with an exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, with the Grantor herein and Equity Advantage, Incorporated, an Oregon corporation, as Qualified Intermediary.

AND the reversions, remainders, rents, issues and profits and all of the estate, right, title and interest of the Grantor, both at law and in equity, in and to the property.

TO HAVE AND TO HOLD the property, including the improvements thereon, and all rights, easements, privileges and appurtenances belonging or appertaining to or held and enjoyed with the property, unto the Grantee according to the tenancy set forth herein, forever.

Grantee acknowledges that the property described in said Exhibit "A" is being conveyed "AS IS" with the knowledge of the conditions disclosed by Grantor and/or discovered during inspection(s) of said property. Grantee understands and agrees that all land and improvements (including but not limited to the roof, walls, foundations, soils, plumbing, electrical and mechanical systems, etc.), real property, and personal property (if any) are being conveyed in their existing "AS IS" CONDITION WITHOUT WARRANTY OR REPRESENTATIONS, EXPRESSED OR IMPLIED. Grantee hereby accepts said property in its "AS IS" condition.

The Grantor covenants with the Grantee that the Grantor is lawfully seised in fee simple of the property and has good right to sell and convey the property; that the property is free and clear of all encumbrances except as set forth herein and except for the lien of real property taxes not yet required by law to be paid; and that the Grantor will warrant and defend the property unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.



September 12, 2016

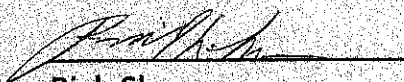
Subject: Letter of Authorization for Shoreline setback  
located at 2281 Nalo Rd. Poipu, HI 96756  
TMK: (4) 2-8-019:056


To Whom It May Concern:

I hereby authorize Brent M. Olson to act and sign on the behalf of Rick Shaw and Tina French, to obtain a Shoreline Setback determination for a new SFR and remodel of the existing SFR on the subject property.

I certify that I am the owners of the property, or have permission for which the permit is to be issued.

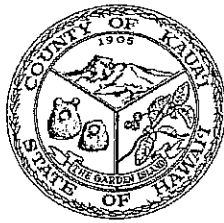
Sincerely,

 Date 9/12/16  
Rick Shaw

 Date 9/12/16  
Tina French  
Lon



Bernard P. Carvalho, Jr.  
Mayor



Lyle Tabata  
Acting County Engineer



Wallace G. Rezentes, Jr.  
Managing Director

County of Kauai  
PLANNING DEPT

**DEPARTMENT OF PUBLIC WORKS**

**County of Kaua'i, State of Hawai'i**

4444 Rice Street, Suite 275, Lihue, Hawai'i 96766  
TEL (808) 241-4992 FAX (808) 241-6604

AUG 15 P3:15

August 15, 2017

**RECEIVED**

Olson Homes  
5027 A Puuwai Road  
Kalāheo, HI 96741

Subject: SHORELINE SETBACK APPLICATION  
SUBSTANTIAL IMPROVEMENT DETERMINATION  
RICK SHAW – REMODEL AND LANAI ADDITIONS  
TMK: (4) 2-8-019:056

**PW 07.17.078**

Dear Mr. Olson,

The Kaua'i County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed interior remodel and lanai additions to the existing SFR. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

***Market Value***

There are no existing building permits approved for the structure within the past 10 years. Building Permit 16-2255 was an approved permit for a photovoltaic system, but that permit has been canceled by the home owner with the concurrence by the County's Building Division. Therefore, the market value used in the calculations is the current 2017 Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by the County's Real Property Assessment Division. The 2017 RCNLD was determined to be \$102,900. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (Replacement Cost New Less Depreciation).



***Cost of Improvements***

The total cost of improvements for the proposed interior remodel and lanai additions to the existing SFR is \$48,500. This amount was obtained from the cost estimate that was prepared by Brent Olson and submitted to the Engineering Division with a contractor's affidavit on August 3, 2017.

***Summary***

The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): \$48,500}}{\text{Market Value (Real Property): \$102,900}} = 0.4713 \text{ or } 47.1\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

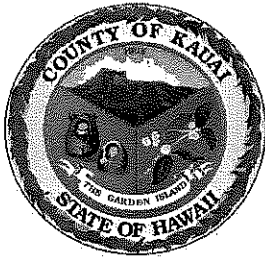
If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or [siwamoto@kauai.gov](mailto:siwamoto@kauai.gov).

Sincerely,

MICHAEL MOULE, P.E.  
Chief, Engineering Division

SI/BV

Copy: Design and Permitting  
Planning



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

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Planning Commission Date:	9/12/17
Expiration Date:	9/12/20
Planner Assigned:	JR

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	Mike Thompson - Pe'e Rd. Partners
Mailing Address:	Pe Box 1840 Koloa HI 96756
Phone:	808-635-5000
Email:	the.michaete@gmail.com
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	Poipu
Tax Map Key(s):	2-8-20-30
Land Area:	8,338 sq. ft.
Nature of Development: (Description of proposed structure or subdivision)	One single-family dwelling & one ADU

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

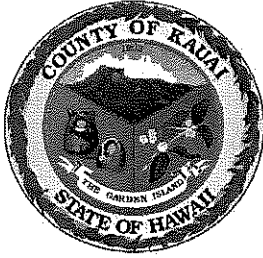
### Part A

#### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- ☐ Properties Abutting the Shoreline  
☐ Project's approximate distance from shoreline: \_\_\_\_\_
- ☒ Properties Not Abutting the Shoreline  
☒ Project's approximate distance from shoreline: 150 feet
- ☐ Additional Information:  
☐ Closest distance of improvement(s) from Shoreline is approximately \_\_\_\_\_ ft.  
☐ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

--



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FOR OFFICIAL USE ONLY:	
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Website Posting Date:	
Determination Date:	
Planning Commission Date:	
Expiration Date:	
Planner Assigned:	

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

76 feet North to 99 feet South

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

Very Rocky

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead):

☐ Is the armoring permitted/authorized?

☐ Date of authorization (attach copy of authorization letter):

- ☒ Is property in coastal floodplain (if checked, what zone)? Zone X area outside of 500 year flood plain

☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kauai harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

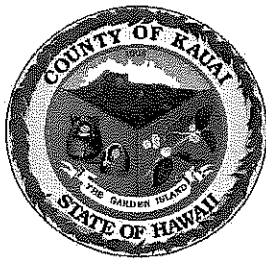
### Applicant's Signature

Signature

May 15, 2017

Date

Applicability (to be completed by Planning Department)	
<input checked="" type="checkbox"/>	Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.
	9-2-17
Planning Director or designee	Date



## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### **Part B**

#### **Exemption Determination**

- ☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐ **Exemption 3**

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)

- ☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

#### **Exemption Determination (to be completed by Planning Department)**

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

  
Planning Director or designee

9-2-17  
Date

## Applicant's Authorization

### I. APPLICANT

Name: PEE ROAD PARTNERS LLC, a Utah limited liability company

Address: 360 N. 700 West Suite G  
North Salt Lake, Utah 84053

Telephone: 801-936-3446

### II. AUTHORIZED AGENT

Name: Mike Thompson

Address: 1704 Pec Road  
Koloa, HI 96756

Telephone: (808) 482-0613

Email: [mike@thompsongroup.com](mailto:mike@thompsongroup.com)

### III. PROPERTY

1704 Pec Road Koloa, HI 96756  
Peipu, Koloa, Island and County of Kauai, State of Hawaii  
Tax Key No: (4) 2-8-20, 158

### IV. AUTHORIZATION

The Applicant hereby authorizes the Authorized Agent to act on the Applicant's behalf and to file and process on the Applicant's behalf any and all applications necessary to obtain governmental permits relating to the Subject Property, including, but not limited to the following:

1. Permits and approvals, including but not limited to, building permits, grading permits, use permits, variance permits, zoning permits, and Special Management Area permits, issued by the County Council, or any department, agency, board or commission, of the County of Kauai.
2. Permits and approvals issued by any legislative body or any department, agency, board, or commission of the State of Hawaii, including but not limited to, the Department of Health.



3. Permits and approvals issued by the Board of Land and Natural Resources of the State of Hawaii and/or the Department of Land and Natural Resources of the State of Hawaii
4. Permits and approvals issued by any legislative body, department, agency, board or commission of the United States of America, including but not limited to, the Army Corps of Engineers.

DATED: 3-17-17

APPLICANT  
PEE ROAD PARTNERS, LLC

BY   
Tom Stuart  
its Manager

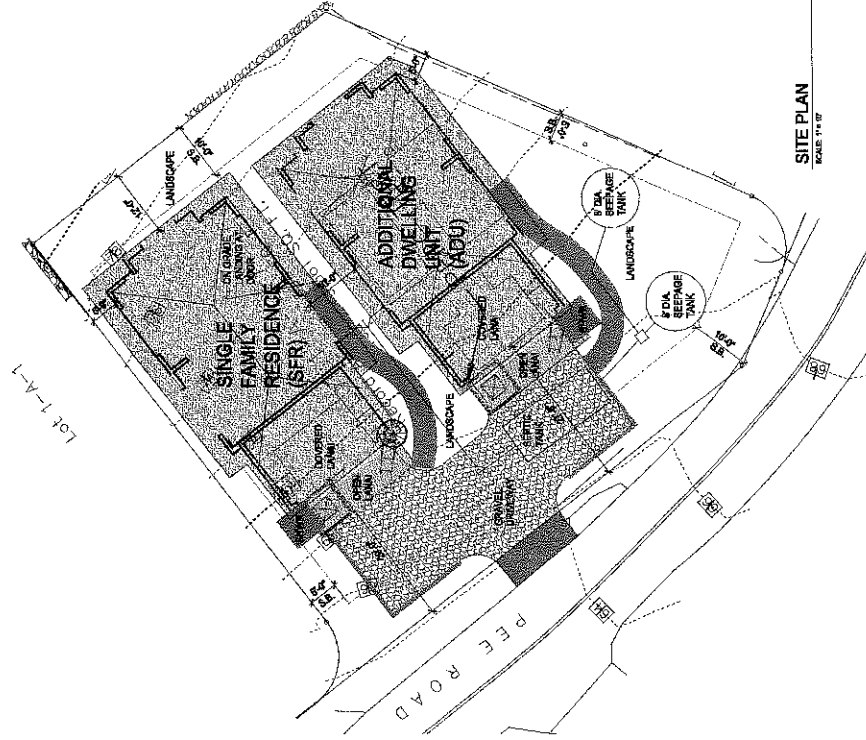
# RESIDENCES FOR PE'E ROAD PARTNERS LLC

TMK: (4) 2-8-20: 30

## INDEX:

- A1.01 SITE PLAN
- A2.01A SFR FLOOR PLANS
- A2.01B ADU FLOOR PLANS
- A3.01A SFR ELEVATIONS
- A3.01B ADU ELEVATIONS
- A3.02B ADU SECTION

SITE AREAS:		
SFR	1387 SF	
COVERED LANAI	300 SF	
ADU (W/ LOFT)	1387 SF	
COVERED LANAI	300 SF	
COVERAGE @ DRIP	3374 SF	
STAIRS/STEPS/WALKS	450 SF	
EXT. LANAI DECK	260 SF	
GRAVEL PARKING	N/A	
TOTAL HARDSCAPE	700 SF	
TOTAL COVERAGE	4074 SF (48.9%)	
LOT AREA	8338 SF (100%)	



**SITE PLAN**  
SCALE: 1" = 20'

**LOT 30  
SITE  
PLAN  
A101**

PE'E RD, LOT 30 RESIDENCE  
KOLOA, KAUAI, HAWAII 96756  
TMK: (4) 2-8-20: 30

CHECKED BY: [ ]  
DATE: 4-23-17  
DRAWN BY: [ ]  
FILE NO: [ ]  
JOB NO: [ ]

**HORN PARTNERS**  
ARCHITECTURE  
P.O. BOX 386 BOUNTIFUL, UT 84011-386  
PH: 801.295.4678 WWW.HORNPARTNERS.COM

PE'E RD PARTNERS, LLC  
1708 PEE ROAD, PO BOX 218  
KOLOA, KAUAI, HAWAII 96756

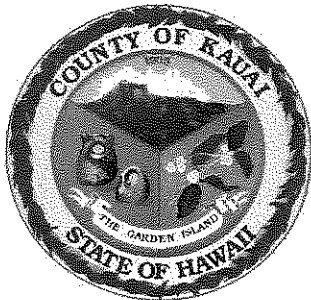
NO REVISIONS TO BE MADE TO THIS SET OF PLANS WITHOUT THE WRITTEN APPROVAL OF HORN PARTNERS, LLC. ALL RIGHTS RESERVED.  
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## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD	2018 - 12
Acceptance Date:	9/12/17
Website Posting Date:	9/12/17
Determination Date:	9/12/17
Planning Commission Date:	9/12/17
Expiration Date:	9/12/20
Planner Assigned:	JLC

**Instructions:** File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	MIKE THOMPSON - Pete Rd Partners
Mailing Address:	PO BOX 1840 Koloa, HI 96756
Phone:	808-626-5000
Email:	themichaelt@gmail.com
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	(4) POIPI
Tax Map Key(s):	2-8-20: 58
Land Area:	10,838 S.F.
Nature of Development: (Description of proposed structure or subdivision)	NEW single-family residence & renovations to existing dwelling.

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

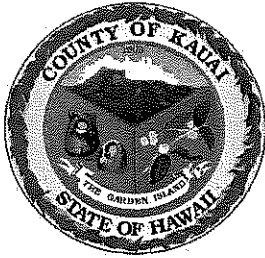
### Part A

#### Shoreline Setback Determination of Applicability (§8-27.1)

**Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.**

- Property is Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Property is Not Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 270 ft.
- Additional Information:  
☐ Shoreline Change (Erosion/Accretion) Rate: \_\_\_\_\_ ft./year  
(Information available here: [www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html))  
☐ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

--



# PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 201__ - __	
Acceptance Date:	
Website Posting Date:	
Determination Date:	
Planning Commission Date:	
Expiration Date:	
Planner Assigned:	

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

84 feet North to 80 feet South

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

Very Rocky and high

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_

☐ Is the armoring permitted/authorized? \_\_\_\_\_

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

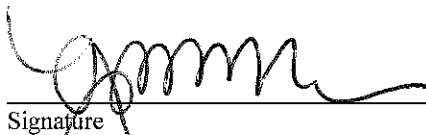
- ☒ Is property in coastal floodplain (if checked, what zone)? Zonex area outside of 500-year flood plain

- ☐ Has this property been subject to coastal hazards in the past? (If checked, please describe)

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

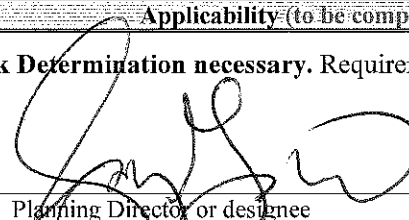
## Applicant's Signature

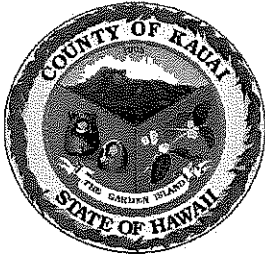


Signature

May 15, 2017

Date

Applicability (to be completed by Planning Department)	
<input checked="" type="checkbox"/>	Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.
	9-2-17
Planning Director or designee	Date



## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### **Part B**

#### **Exemption Determination**

☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐ **Exemption 3**

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)

☐ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

#### **Exemption Determination (to be completed by Planning Department)**

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

  
Planning Director or designee

9-2-17  
Date



## Applicant's Authorization

### I. APPLICANT.

Name: PEE ROAD PARTNERS LLC, a Utah limited liability company

Address: 360 N. 700 West Suite G  
North Salt Lake, Utah 84053

Telephone: 801-936-3446

### II. AUTHORIZED AGENT.

Name: Mike Thompson

Address: 1704 Pee Road  
Koloa, HI 96756

Telephone: (808)-482-0613

Email: [themichaelt@gmail.com](mailto:themichaelt@gmail.com)

### III. PROPERTY.

1708 Pee Road Koloa, HI 96756  
Poipu, Koloa, Island and County of Kauai, State of Hawaii  
Tax Key No: (4) 2-8-20-30

### IV. AUTHORIZATION.

The Applicant hereby authorizes the Authorized Agent to act on the Applicant's behalf and to file and process on the Applicant's behalf any and all applications necessary to obtain governmental permits relating to the Subject Property, including but not limited to the following:

1. Permits and approvals, including but not limited to, building permits, grading permits, use permits, variance permits, zoning permits, and Special Management Area Permits, issued by the County Council, or any department, agency, board or commission, of the County of Kauai.
2. Permits and approvals issued by any legislative body or any department, agency, board, or commission of the State of Hawaii, including but not limited to, the Department of Health.

3. Permits and approvals issued by the Board of Land and Natural Resources of the State of Hawaii and/or the Department of Land and Natural Resources of the State of Hawaii
4. Permits and approvals issued by any legislative body, department, agency, board or commission of the United States of America, including but not limited to the Army Corps of Engineers.

DATED 2-17-17

APPLICANT  
PEE ROAD PARTNERS, LLC

BY   
Tom Stuart  
Its Manager



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Google Earth



# RESIDENCES FOR PE'E ROAD PARTNERS LLC

TMK: (4) 2-8-20: 58

INDEX:

A1.02 SITE PLAN

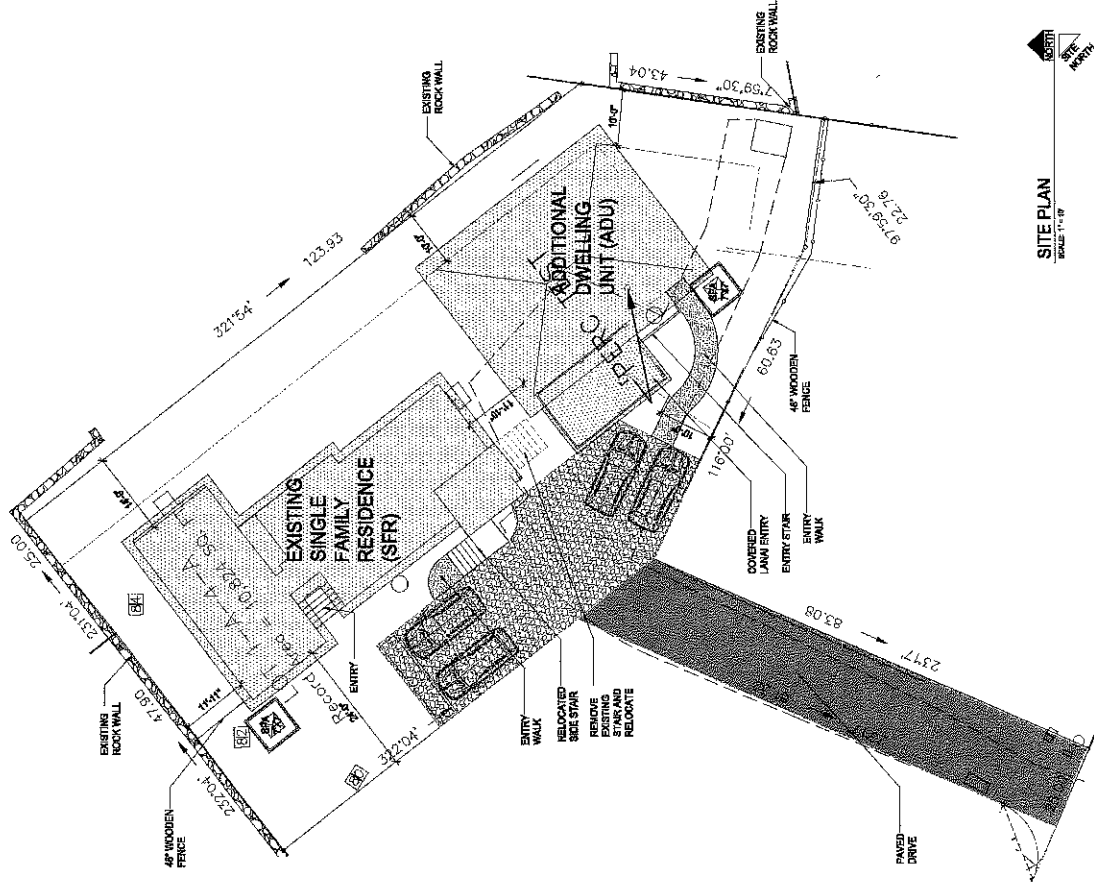
A2.02A SFR EXISTING PLANS

A2.02B ADU FLOOR PLANS

A3.02A SFR EXISTING ELEVATIONS

A3.02B ADU ELEVATIONS

SITE AREAS:	
SFR EXISTING	1644 SF
COVERED LANAI	133 SF
ADU	1354 SF
COVERED LANAI	212 SF
COVERAGE @ DRIP	3343 SF
STAIRS/STEPS/WALKS	254 SF
SPAS	96 SF
GRAVEL PARKING	N/A
PAVED DRIVE	1337 SF
TOTAL HARDSCAPE	1683 SF
TOTAL COVERAGE	5026 SF (48.4%)
LOT AREA	10338 SF (100%)



**SITE PLAN**  
SCALE: 1" = 10'

**LOT 58  
SITE  
PLAN  
A102**

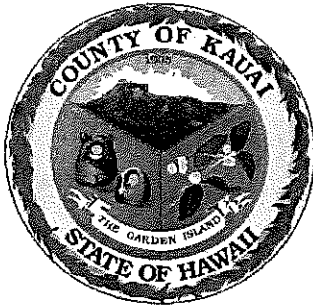
PE'E RD LOT 58 RESIDENCE  
KOLOA, KAUAI, HAWAII 96756  
TMK: (4) 2-8-20: 58

DESIGNED BY: [blank]  
DATE: 6/23/17  
JOB NO.: [blank]

**HORN PARTNERS**  
ARCHITECTURE  
P.O. BOX 388 BOUNTIFUL, UT 84011-388  
P.H. 801.295.4676 www.hornpartners.com

PE'E RD PARTNERS, LLC  
1709 PEE ROAD, PO BOX 218  
KOLOA, KAUAI, HAWAII 96756

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## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

### FOR OFFICIAL USE ONLY:

SSD 2018 - 13

Acceptance Date:	9/12/17
Website Posting Date:	9/14/17
Determination Date:	9/12/17
Planning Commission Date:	9/12/17
Expiration Date:	9/12/18
Planner Assigned:	JLC

**Instructions:** File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant: <u>Michael Karratti</u>	
Mailing Address: <u>P.O. Box 702</u>	Phone: <u>639-3153</u>
<u>Elele, HI 96705</u>	Email: <u>Kalani_57@hotmail.com</u>
Applicant's Status: (Check one)	
<input checked="" type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District: _____	Tax Map Key(s): <u>2-1-10-23</u>
	Land Area: <u>5,807 sq. ft.</u>
Nature of Development: (Description of proposed structure or subdivision)	<u>Extend and move fence line on property</u>

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

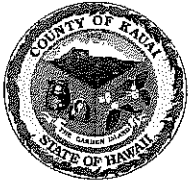
### Part A

#### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Property is Not Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 420 ft.
- Additional Information:  
☐ Shoreline Change (Erosion/Accretion) Rate: \_\_\_\_\_ ft./year  
(Information available here: [www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html))  
☐ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

Okupu st, 2 parking lots, port allen small boat harbor road, restrooms at port allen small boat harbor are between the shore and my parcel. Lot is elevated approx. 100 ft. above the sea level overlooking the harbor and bay.



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☐ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

Flat topography. 100 ft. above sea level

- ☐ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

Nearest shoreline is rocky, at port area small boat harbor

- ☒ Artificially armored Shoreline

☒ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): seawall (Harbor)

☐ Is the armoring permitted/authorized? \_\_\_\_\_

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

- ☐ Is property in coastal floodplain (if checked, what zone)? No

- ☐ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

No

### PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

### Applicant's Signature

Signature

8/10/17

Date

### Applicability (to be completed by Planning Department)

- ☒ **Setback Determination necessary.** Requirements of Ordinance No. 979 are applicable.

- ☐ **Setback Determination is NOT necessary.** Requirements of Ordinance No. 979 are not applicable.

Planning Director or designee

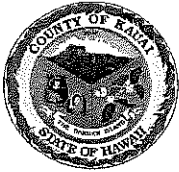
9/2/17  
Date

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### Part B

- ☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☐ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☐ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☐ Building Permit Number (If building plans submitted)





## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

### Exemption Determination

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐ **Exemption 3**

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

(A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;

(B) The repairs DO NOT constitute a substantial improvement of the structure; and

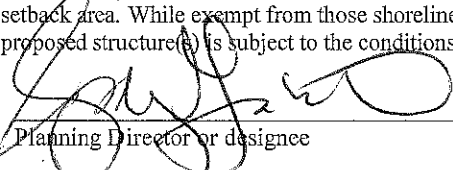
(C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

☐ Letter from the Department of Public Works stating that the proposed project does **NOT** constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

### Exemption Determination (to be completed by Planning Department)

☒ Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

☐ Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

  
Planning Director or designee

9/2/17  
Date

☐ Additional comments/conditions:

PROPOSED FENCE LINE (PROPERTY LINE)

71'

CURRENT FENCE LINE

MAUKA

BACK

4367 MANAWANUI

15'

GATE

CARPORT

FRONT

CURRENT FENCE LINE

20 FT.

PROPOSED FENCE LINE EXTENSION

GATE

18 FT.

SHORT WALL EXTENSION (ROCK)

DRIVEWAY

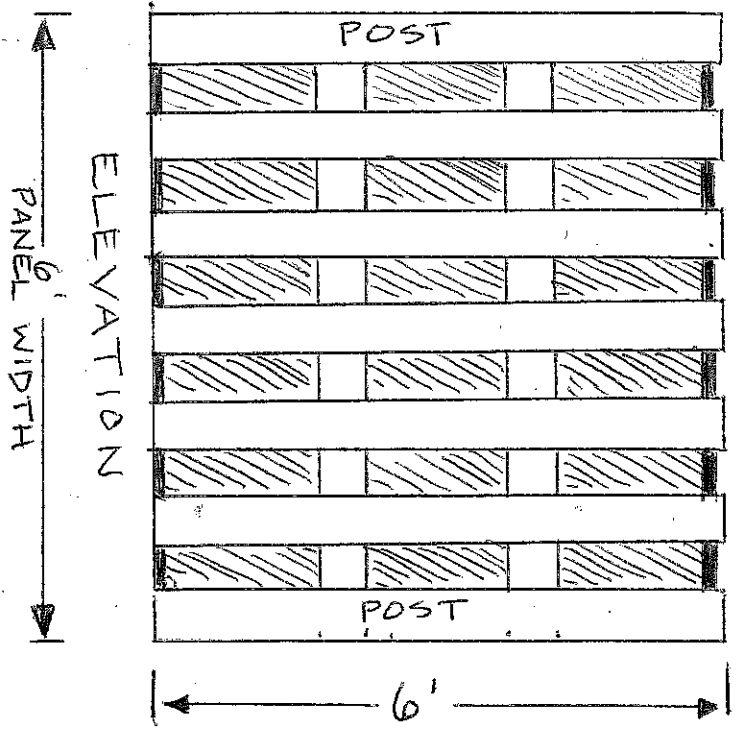
PROPOSED LOW PICKET FENCE

47'

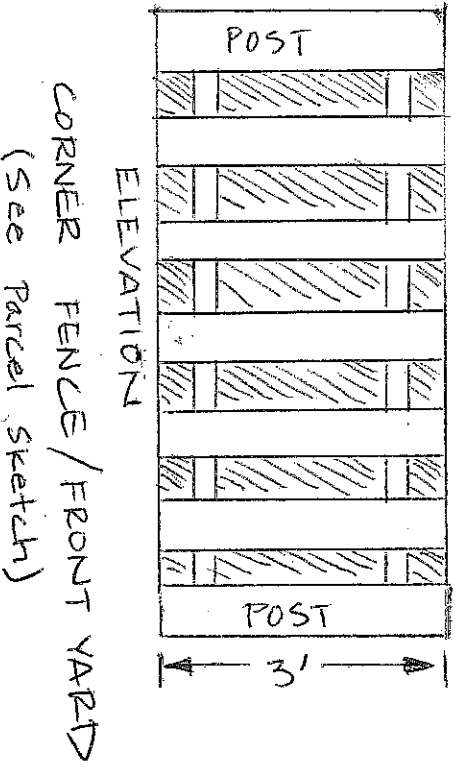


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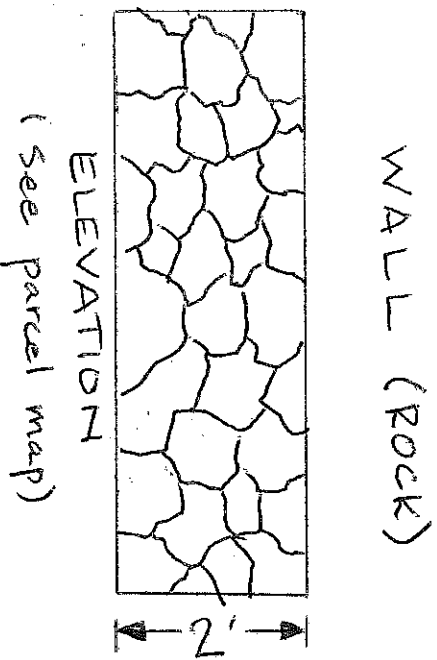
# FENCE



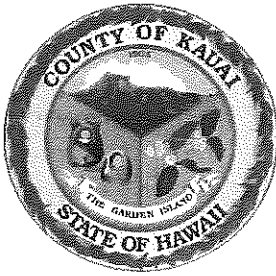
## STAGGERED WOOD PICKET



## CORNER FENCE / FRONT YARD (See Parcel Sketch)



## WALL (Rock) (See Parcel map)



**PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION**

FOR OFFICIAL USE ONLY:	
SSD 201	8-14
Acceptance Date:	9/21/17
Website Posting Date:	9/14/17
Determination Date:	9/15/17
Planning Commission Date:	N/A
Expiration Date:	9/21/18
Planner Assigned:	JL

**Instructions:** File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	Aloha Ke Kai Coffee & Juice (CMKZ, LLC)
Mailing Address:	P.O. BOX 363 ELELE, HI 96705
Phone:	808 632 0724
Email:	
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input checked="" type="checkbox"/> Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date:	AUGUST 14, 2017

Project Information (attach additional sheets, if necessary)	
County Zoning District:	IL
Tax Map Key(s):	2-1-03:40
Land Area:	1.710 Ac.
Nature of Development: (Description of proposed structure or subdivision)	Conversion of storage space into Coffee and Juice Shop within an existing space (8B) in the Port Allen Shopping Center.

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

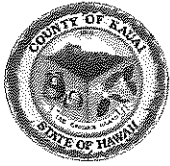
**Part A**

**Shoreline Setback Determination of Applicability (§8-27.1)**

**Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.**

1. Property is Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
2. Property is Not Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 470 ft.
3. Additional Information:  
☐ Shoreline Change (Erosion/Accretion) Rate: N.A. \_\_\_\_\_ ft./year  
(Information available here: [www.soest.hawaii.edu/coasts/kauai/kauai.html](http://www.soest.hawaii.edu/coasts/kauai/kauai.html))  
☐ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

Roadway: Port Allen Small Boat Harbor Road
TMK: 2-1-03: 10, por. ( 12.171 Ac., State of Hawaii)
TMK: 2-1-03: 24 (28,811 sq. ft., A&B Properties)



PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)  
Slight slope,

☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)  
Rocky shoreline cliff 20-25 feet high on parcel 10

☐ Artificially armored Shoreline  
☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_  
☐ Is the armoring permitted/authorized? \_\_\_\_\_  
☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_


☐ Is property in coastal floodplain (if checked, what zone)? \_\_\_\_\_

☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?  
NONE

**PLEASE NOTE:**

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

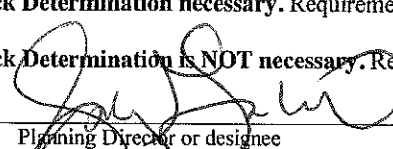
Applicant's Signature

 08/14/17  
Signature Date

**Applicability (to be completed by Planning Department)**

☒ **Setback Determination necessary.** Requirements of Ordinance No. 979 are applicable.

☐ **Setback Determination is NOT necessary.** Requirements of Ordinance No. 979 are not applicable.

 9/2/17  
Planning Director or designee Date

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

**Part B**

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☒ Building Permit Number (If building plans submitted) 17-781





## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

### Exemption Determination



#### Exemption 1

In cases where the proposed structure or subdivision satisfies the following four criteria:

- (A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
- (B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
- (C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
- (D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.



#### Exemption 2

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.



#### Exemption 3

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

- (A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;
- (B) The repairs DO NOT constitute a substantial improvement of the structure; and
- (C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.



Letter from the Department of Public Works stating that the proposed project does NOT constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

### Exemption Determination (to be completed by Planning Department)



Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.



Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

\_\_\_\_\_  
Planning Director or designee

9/2/17  
\_\_\_\_\_  
Date



Additional comments/conditions:

## **LIST OF EXHIBITS**

<b><u>EXHIBIT A</u></b>	<b>LETTER OF AUTHORIZATION</b>
<b><u>EXHIBIT B</u></b>	<b>TMK / LOCATION MAP</b>
<b><u>EXHIBIT C</u></b>	<b>AERIAL / DISTANCE MAP</b>
<b><u>EXHIBIT D</u></b>	<b>COASTAL EROSION MAP</b>
<b><u>EXHIBIT E</u></b>	<b>FLOOD MAP</b>
<b><u>EXHIBIT F</u></b>	<b>SITE PLAN / COFFEE SHOP PLANS</b>
<b><u>EXHIBIT G</u></b>	<b>GRADING PLAN ELEVATION</b>

**LETTER OF AUTHORIZATION**

AUGUST 10, 2017

TO: COUNTY OF KAUAI  
STATE OF HAWAII

RE: ALOHA KE KAI COFFEE AND JUICE @ PORT ALLEN SHOPPING CENTER  
SPACE 8B  
4353 WAIALO ROAD  
TMK: 2-1-03: 40  
ELEELE, KAUAI, HAWAII 96705

OWNER: CMKZ, LLC (DONNA RICHARDS)  
P.O. BOX 363  
ELEELE, HI 96705

TO WHOM IT MAY MAY CONCERN:

As the owner of the above establishment, I hereby authorize Avery Youn, Architect, to prepare plans as necessary to develop the above project, and to apply for all Building, Zoning, Shoreline Setback, Special Management Area and all other permits as required, and provide amendments as needed to obtain such permits.

  
\_\_\_\_\_  
Owner, CMKZ, LLC

08/14/17  
\_\_\_\_\_  
Date

**EXHIBIT A**  
**LETTER OF AUTHORIZATION**

**AVERY YOUN, ARCHITECT  
STE 211  
4-1579 KUHIO HIGHWAY  
KAPAA, HAWAII 96746**

August 10, 2017

Mr. Michael Dahilig, Director  
Dept. of Planning  
County of Kauai

RE: SSD DETERMINATION FOR ALOHA KE KAI COFFEE AND JUICE @ PORT ALLEN  
SHOPPING CENTER  
SPACE 8B  
4353 WAIALO ROAD  
TMK: 2-1-03: 40  
ELEEELE, KAUAI, HAWAII 96705

OWNER: CMKZ, LLC (DONNA RICHARDS)  
P.O. BOX 363  
ELEEELE, HI 96705

Dear Sir:

Attached is a request for a Shoreline Setback Determination for the proposed Coffee Shop. An Exemption 2 Determination from the provision of a certified shoreline survey is being requested for the following reasons:

The project does not abut the shoreline and meets the requirements for an exemption in that:

- a. Proximity to Shoreline / Properties in Between: There is a roadway and two parcels between it and the shoreline. TMK's: 2-1-03: 10, owned by the State of Hawaii containing 12.191 ac.) and TMK: 2-1-03: 25 (owned by A&B Properties and containing 28,811 sq. ft.) and the Port Allen Small Boat Harbor Road lies between the subject parcel and the shoreline. The distance between the shoreline, across both lots to the roadway approximates 280 feet, with the road R.O.W. width being 40 feet. Space 8B is approximately 150 feet inland from the roadway, thus making the distance from the shoreline to the project approximately 470 feet (See Exhibit C).
- b. Topography / Elevation: The site topography begins at 30' MSL on the makai boundary and rises to 40' MSL on the mauka end. The length of the parcel is approximately 370 feet, thus the site has an average slope of 2.7%. The finish grade (floor) elevation of Space 8B within the existing Port Allen Shopping Center is at

35.68 feet above MSL (See Exhibit G). Because of its inland location and the elevation of the site, being between 30 and 40 feet above MSL, the property has not been subject to any coastal hazards.

- c. Rocky Shoreline: A strip of the State owned parcel (TMK: 2-1-13:10) which is part of the Port Allen Small Boat Harbor, abuts the shoreline, which is a rocky cliff approximately 20 to 25 feet high.
- d. Flood Zone: The project site is not within the AE or VE Flood zones (elev. 12' MSL), as delineated in the Flood Hazard Map (See Exhibit E), and the location of the proposed shop being at 35.68' above MSL, is way above and outside of the Flood Zone.
- e. Beach Access: The project or property does not affect beach access, which is provided by the adjacent Port Allen Small Boat Harbor Road.
- f. Coastal Hazards: The site, due to its inland location, the cliff at the rocky shoreline and its higher elevation above sea level, has not been subjected to coastal erosion or hazards in the past, even during storms or natural disasters.

In addition to the above, the proposed project is an interior renovation, converting a storage space into a coffee shop, located within an existing building complex that was constructed in 2003.

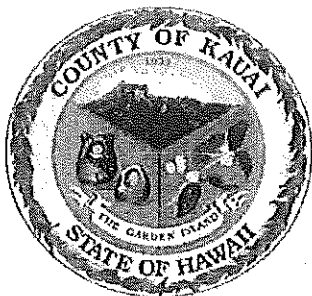
In conclusion, the project and site meets all of the requirements to qualify for exemption one. Therefore, we humbly ask for your consideration in exempting this project from the requirement of providing a certified shoreline survey.

Sincerely,



Avery Youn, Architect

PLANS TOO LARGE TO SCAN  
ON FILE AT PLANNING DEPARTMENT UPON  
REQUEST



PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

17 AUG 17 P12:28

RECEIVED

FOR OFFICIAL USE ONLY:	
SSD 2018 -	15
Acceptance Date:	9/12/17
Website Posting Date:	9/18/17
Determination Date:	9/18/17
Planning Commission Date:	NA
Expiration Date:	9/12/18
Planner Assigned:	JC

**Instructions:** File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	Kawailoa Development LLP
Mailing Address:	PO Box 369, Koloa HI 96756
Phone:	808/742-6300
Email:	toshiaki.shindo@kawailoa.com
Applicant's Status: (Check one)	
<input checked="" type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	RESORT
Tax Map Key(s):	290010020000
Land Area:	37.742 ACRES
Nature of Development: (Description of proposed structure or subdivision)	Interior renovation at Building B - (cut new opening in demising wall to connect Club Room to adjoining space to be used as storage.

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

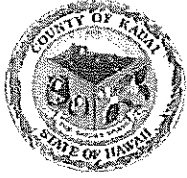
**Part A**

**Shoreline Setback Determination of Applicability (§8-27.1)**

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 409' ft.
- Property is Not Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Additional Information:  
☒ Shoreline Change (Erosion/Accretion) Rate: Varies ft./year see attached  
(Information available here: [www.soest.hawaii.edu/coasts/kauaiconty/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaiconty/KCounty.html))  
☐ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

--



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

Topography is flat but slopes up from shoreline to the Club room elevation at 45.0'

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

Shoreline is sandy with rocky outcroppings

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_

☐ Is the armoring permitted/authorized? \_\_\_\_\_

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

- ☒ Is property in coastal floodplain (if checked, what zone)? X

- ☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

Unaware if property has been subject to coastal hazards in the past.

### PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature



Signature

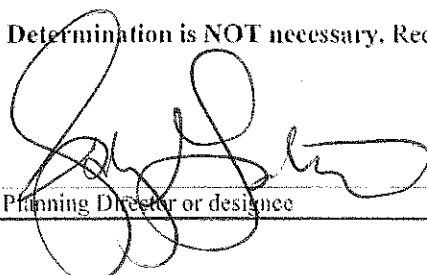
7/12/17

Date

### Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

- ☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

  
Planning Director or designee

9-2-17

Date





## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If Part A has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### Part B

- ☒ A non-refundable processing fee of one hundred dollars (\$100.00) shall accompany a request for determination, (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan to scale with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☒ Building Permit Number (If building plans submitted) **BP # 17-1355**

### Exemption Determination

- ☐ **Exemption 1**  
In cases where the proposed structure or subdivision satisfies the following four criteria:
  - (A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
  - (B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
  - (C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
  - (D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.
- ☐ **Exemption 2**  
In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.
- ☒ **Exemption 3**  
Those structures and uses found exempt in Table 3 (§8-27.7) including repairs and renovations that **DO NOT** enlarge or expand a nonconforming structure. (see pg. 7)
  - ☒ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project)

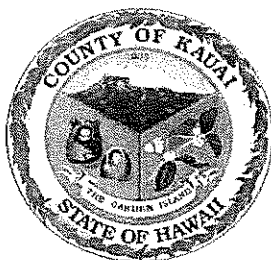
### Exemption Determination (to be completed by Planning Department)

- ☒ Pursuant to §8-27.3 the Kauai County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.
- ☐ Pursuant to §8-27.7 the Kauai County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

\_\_\_\_\_  
Planning Director or designee

\_\_\_\_\_  
Date

- ☐ Additional comments/conditions:



## PLANNING DEPARTMENT SHORELINE SETBACK INFORMATION

Table 1. (This table is included for illustrative purposes only.)

Lots Included in the Kaua'i Coastal Erosion Study. The distance in feet of the shoreline setback line as measured from the certified shoreline based on the average lot depth in feet.

### LOTS INCLUDED IN KAUAI COASTAL EROSION STUDY

Average Lot Depth	Setback Line
Less than 140 feet ( $<140$ feet)	40 feet plus (70 X annual coastal erosion rate) plus 20 feet
140 feet to 220 feet (140-220 feet)	<p style="text-align: center;"><u>Greater of:</u></p> 40 feet plus (70 X annual coastal erosion rate) plus 20 feet <p style="text-align: center;"><u>-or-</u></p> (Average Lot Depth minus 100 feet) $\div$ by 2 plus 40
Greater than 220 feet ( $>220$ feet)	<p style="text-align: center;"><u>Greater of:</u></p> 40 feet plus (70 X annual coastal erosion rate) plus 20 feet <p style="text-align: center;"><u>-or-</u></p> 100 feet from the certified shoreline

View erosion rate maps from the County website at  
<http://www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html>

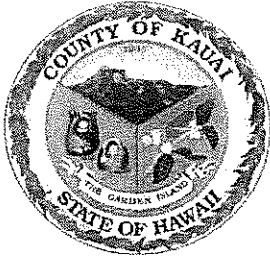
Table 2. (This table is included for illustrative purposes only.)

Lots Not Included in the Kaua'i Coastal Erosion Study.

### LOTS NOT INCLUDED IN KAUAI COASTAL EROSION STUDY

Setback Calculation	
(Average Lot Depth $- 100/2 + 40$ ) Subject to the Following:	
1	For lots with naturally occurring rocky shorelines, the shoreline setback line shall be <b><u>no less than 40 feet.</u></b>
2	For all other lots, the shoreline setback line shall be <b><u>no less than 60 feet.</u></b>
3	For all lots, the <b><u>maximum</u></b> setback that can be required shall be <b><u>100 feet.</u></b>

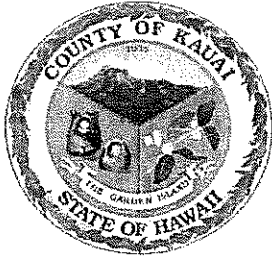
Non-Abutting Lots. If an Applicant is unable to secure permission from the abutting landowner to complete a certified shoreline for a non-abutting lot within approximately five hundred fifty (550) feet of the shoreline, the Planning Director may, pursuant to §8-4.3, impose conditions to zoning permits to increase setbacks where evidence exists that a proposed structure may be affected by coastal hazards or erosion.



## PLANNING DEPARTMENT SHORELINE SETBACK INFORMATION

Table 3. This table is presented for **Exemption 3** (§8-27.7).


Permitted Structures within the shoreline setback area	
(a)	The following structures are permitted in the shoreline setback area. All structures and/or landscaping not specifically permitted in the section are prohibited without a variance.
(1)	Existing conforming and nonconforming structures/activities
(2)	Structure or activity that received a shoreline variance or administrative approval prior to February 26, 2008.
(3)	A structure or activity that is necessary for, or ancillary to, continuation of agriculture or aquaculture existing on the shoreline setback area on June 16, 1989.
(4)	"Temporary structures" as defined in Section 8-27.2. To ensure that there will be no irreversible or long-term adverse effects, the Director shall require as a condition of a permit the restoration of the site to its original condition or better, and the Director may require a bond to ensure such restoration.
(5)	A structure that consists of maintenance, repair, reconstruction, and minor additions or alterations of legal boating, maritime, or water sports recreational facilities, which are publicly owned, and which result in no interference with natural beach processes; provided that permitted structures may be repaired, but shall not be enlarged within the shoreline setback area without a variance.
(6)	Repairs to a lawfully existing structure, including nonconforming structures, provided that: <ul style="list-style-type: none"> <li>(A) The repairs do not enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;</li> <li>(B) The repairs do not constitute a substantial improvement of the structure; and</li> <li>(C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.</li> </ul>
(7)	Beach nourishment or dune restoration projects approved by all applicable governmental agencies.
(8)	A structure approved by the Director as a minor structure.
(9)	Qualified demolition of existing structures.
(10)	Unmanned civil defense facilities installed for the primary purposes of: (i) warning the public of emergencies and disasters; or (ii) measuring and/or monitoring geological, meteorological and other events.
(11)	Scientific studies and surveys, including archaeological surveys.
(12)	Structures built by a governmental agency to address an emergency as declared by the Governor of the State of Hawai'i, the Mayor of the County of Kaua'i or any other public official authorized by the law to declare an emergency.
(13)	Structures relating to film productions that have received a County Revocable Film Permit. Structures undertaken for film productions must be removed within thirty (30) days following the completion of the film production.
(14)	Structures required for remedial and removal actions undertaken pursuant to Chapter 128D of the Hawai'i Revised Statutes.



## PLANNING DEPARTMENT SHORELINE SETBACK INFORMATION

(b)	The following conditions shall apply to any new structure permitted in the shoreline setback area:
(1)	All new structures shall be constructed in accordance with the standards for development in Chapter 15, Article 1, Flood Plain Management, Kaua'i County Code 1987, as amended, relating to coastal high hazard districts and FEMA guidelines regarding construction in areas mapped on Flood Insurance Rate Maps as flood hazard areas.
(2)	The applicant shall agree in writing that the applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kaua'i harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazard and coastal erosion.
(3)	The applicant shall agree in writing for itself, its successors and assigns that the construction of any erosion-control or shoreline hardening structure and/or landscaping shall not be allowed to protect the permitted structure during its life, with the exception of approved beach or dune nourishment fill activities, and landscape planting and irrigation located more than forty feet (40') from the shoreline.
(4)	Unless otherwise provided, all new structures and/or landscaping shall not: <ul style="list-style-type: none"> <li>(A) adversely affect beach processes,</li> <li>(B) artificially fix the shoreline,</li> <li>(C) interfere with public access or public views to and along the shoreline,</li> <li>(D) impede the natural processes and/or movement of the shoreline and/or sand dunes, or</li> <li>(E) alter the grade of the shoreline setback area.</li> </ul>
(5)	All new structures shall be consistent with the purposes of this article and HRS Chapter 205A, as amended, and shall be designed and located to minimize the alteration of natural landforms and existing public views to and along to the shoreline.
(6)	The requirements of this Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under Section 8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit.




**SITE PLAN**  
 SCALE: 1" = 80'-0"

GRAPHIC SCALE  
 0 40 80

FOR INFORMATION PURPOSES ONLY / NOT FOR CONSTRUCTION

DATE: 04/28/17  
 PROJECT NO: 042817

**0CS2**

PRELIMINARY

DRAWING NO.

CLUB ROOM SITE PLAN

SHEET TITLE

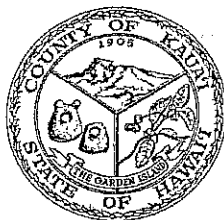
SHEETS AND REVISIONS	
NO.	DATE / ISSUES AND REVISIONS

Club Room Renovation  
 at  
 The Grand Hyatt Kauai

**shinokawa-nakamura**  
 1810 Mailewa Street, Suite 1020  
 Honolulu, Hawaii 96814  
 808.945.3873  
 www.shinokawa-nakamura.com



**Bernard P. Carvalho, Jr.**  
Mayor



**Lyle Tabata**  
Acting County Engineer



County of Kauai  
PLANNING DEPT

**Wallace G. Rezentes, Jr.**  
Managing Director

**DEPARTMENT OF PUBLIC WORKS**

**County of Kaua'i, State of Hawai'i** AUG 15 P3:15

4444 Rice Street, Suite 275, Lihu'e, Hawai'i 96766  
TEL (808) 241-4992 FAX (808) 241-6604

August 14, 2017

**RECEIVED**

Kawailoa Development LLP  
PO BOX 369  
Kōloa, HI 96756

Subject: SHORELINE SETBACK APPLICATION  
SUBSTANTIAL IMPROVEMENT DETERMINATION  
GRAND HYATT RESORT AND SPA – GRAND CLUB ROOM RENOVATIONS  
TMK: (4) 2-9-001:002

To Whom It May Concern:

The Kaua'i County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed Office and Club Room renovations located in Building B of the Grand Hyatt Resort and Spa. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

***Market Value***

There were 6 other building permits for the structure within the past 10 years. The first permit was approved in 2010. Therefore, the market value used in the calculations is the 2010 Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by County's Real Property Assessment Division. The 2010 RCNLD was determined to be \$40,371,510. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).



***Cost of Improvements***

The cost of past building permits is taken to be the valuation shown in DPW Building Division records. The total cost of improvements for the proposed Office and Club Room renovations located in Building B is taken to be the estimated value of \$200,000 as shown on the Building Permit Application. The total cost is summarized as follows for the past 10 years:

BP 10-0835	\$1,025,000
BP 10-0836	\$785,000
BP 10-0837	\$785,000
BP 10-0838	\$925,000
BP 15-2387	\$50,000
BP 16-1015	\$100,000
<b>BP 17-1355 (CURRENT)</b>	<b>\$200,000</b>
<b>TOTAL COST</b>	<b>\$3,870,000</b>

***Summary***

The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): } \$3,870,000}{\text{Market Value (Real Property): } \$40,371,510} = 0.096 \text{ or } 9.6\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or [siwamoto@kauai.gov](mailto:siwamoto@kauai.gov).

Sincerely,

MICHAEL MOULE, P.E.  
Chief, Engineering Division

SI/BV

Copy: Design and Permitting  
Planning  
Shimokawa & Nakamura  
1580 Makaloa Street, Suite 1050 Honolulu, HI 96814

# Shipwreck Beach, Kauai, Hawaii

## AREA DESCRIPTION

The Shipwreck Beach study area (transects 0-20) is located on the southwest coast of Kauai. The shoreline is composed of calcareous sand and is fringed by a dense line of trees. Previous studies<sup>1</sup> found similar trends in shoreline change for the Shipwreck Beach study area.

<sup>1</sup>Adam Cooper Engineering and Surveying, 1997 Aerial Photograph Analysis of Coastal Erosion and Accretion, Kauai, Maui, and Hawaii, State of Hawaii Office of Coastal Zone Management Program.

## SHORELINE CHANGE RATES

- Accretion Rate
- Erosion Rate

Historical shoreline positions are measured every 66 ft along the shoreline. These positions are used to calculate the shoreline change rates. Changes in the position of the shorelines through time are used to calculate shoreline change rates (ft/yr) at each transect location.

Annual shoreline change rates are shown on the graph. Positive rates indicate accretion, while negative rates indicate erosion. Blue bars indicate a trend of accretion. Approximately every fifth transect and bar of the graph is numbered. Where necessary, transects have been purposely deleted to maintain consistent numbering. The rates are smoothed to avoid local anomalies. The rates are smoothed along using a 1-3-5-3-1 technique to normalize rate differences on adjacent transects.

## HISTORICAL SHORELINES

- T-sheet 1927
- Apr 1975
- Jan 1982
- Jul 1987
- Mar 1988
- May 2000
- Oct 2007

- Erosion rate measurement locations (shore-normal transects)

Historical beach positions, color coded by year, are overlaid on the aerial photograph. The National Ocean Survey (NOS) topographic survey charts. The low water mark is used as the historical shoreline, or shoreline change reference feature (SCRF).

Movement of the SCRF along shore-normal transects (spaced every 66 ft) is used to calculate erosion rates.



U.S. Department of the Interior  
Bureau of Ocean Energy Management, Geology and Technology  
1600 East West Road, Honolulu, HI 96822, U.S.A.

Charles Fletcher, Bartlow Barber, Siang-Chyn Lin,  
Julie Elias, Matt Dyer, and Ayesha Ganz  
University of Hawaii Coastal Geology Group  
School of Ocean and Earth Sciences and Technology  
1600 East West Road, Honolulu, HI 96822, U.S.A.

USGS  
United States Geological Survey  
Adapted for a changing world

Contract 7-2011

100023-01

100023-01

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100023-01

100023-01

100023-01

UTM coordinates  
52-232-23 W. UTM coordinates

100023-01

100023-01

100023-01

100023-01



# shimokawa + nakamura

May 12, 2017 (Revised)



## Project: Grand Hyatt Kauai Resort & Spa - Grand Club Room Renovation

### Scope of Work Summary

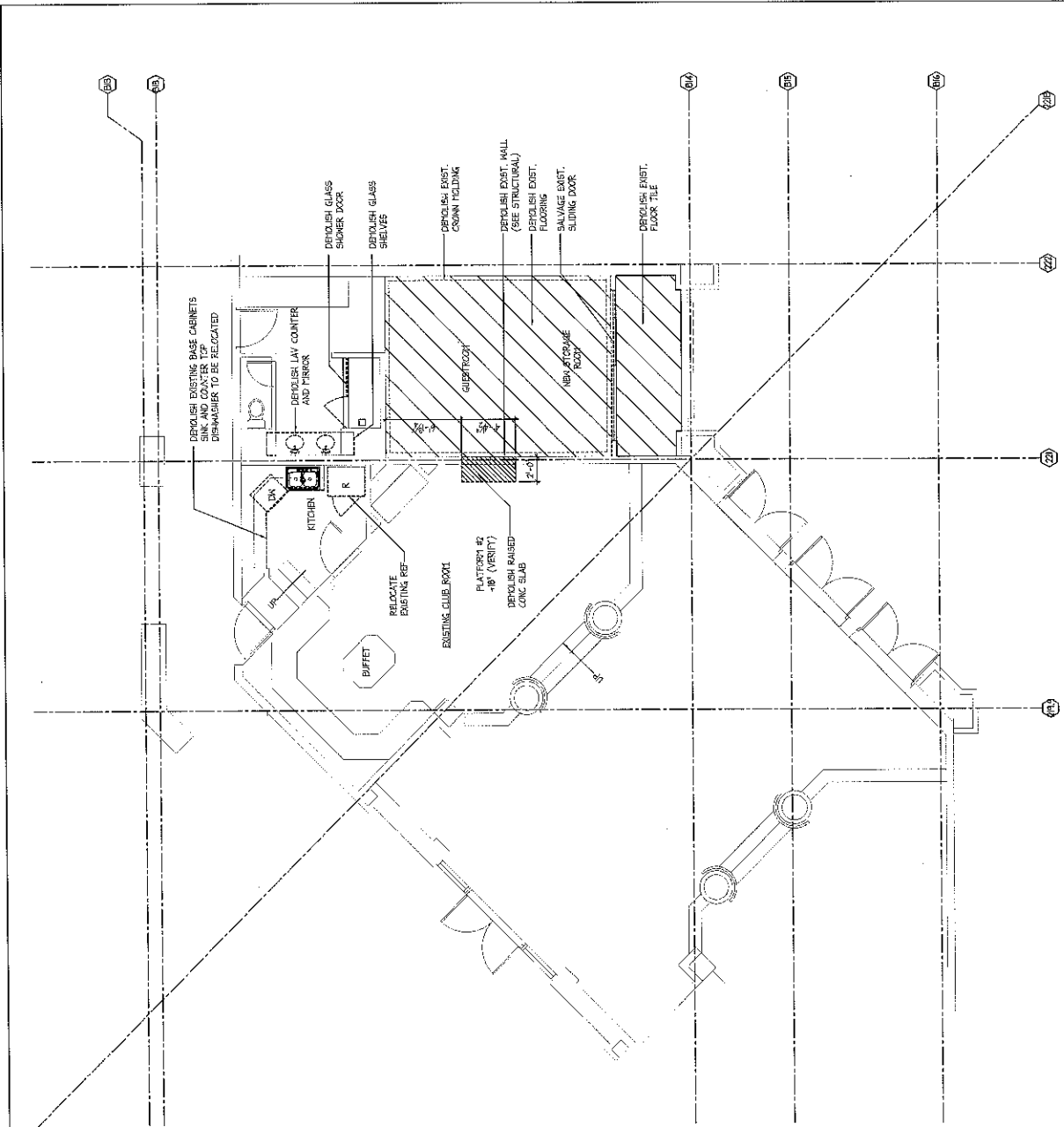
Proposed scope of work is to cut an opening in the existing Club Room (located in Building B) wall to connect to the adjacent existing guestroom. The bedroom area will be used as Storage area to support the functions at the Club Room and will minimize Hyatt's workers needing to replenish supplies from Hyatt's back of the house kitchen. Reference sheets A-10 & A-11.

- Provide opening in existing concrete wall. Reinforce existing opening as directed by Structural Engineer. Patch wall to match existing.
- Add new stairs (with handrails) to connect existing Club Room to the adjoining room that will be used as storage support for the Club Room. Rails to match existing.
- Add flooring at stairs to match existing.
- Re-locate existing sliding door to edge of existing lanai.
- Add lighting as required in Storage room.
- Add tile flooring in Storage room.
- Existing toilet to remain for employee use.
- Demo existing lav counter and replace with wall-hung hand sink.
- Modify existing shower to accommodate a small ice machine.
- Existing air conditioning to remain.
- At Club Room:
  - Modify counter to accommodate an additional under-counter dishwasher.
  - Replace double-compartment sink with larger one-compartment sink.
  - Relocate existing refrigerator. Modify counter as required.
  - Fill in existing stair to existing floor elevation. (Area to be used for rubbish collection. Removal of rubbish will be from the existing door to corridor.)

CONSTRUCTION SET



A DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



REVISIONS AND APPROVALS		
NO.	DATE	INITIALS AND DESCRIPTION

SHEET TITLE  
**DEMOLITION PLAN**

DRAWING NO.

**A10**

DATE: 05/16/17  
PROJECT NO.:

**Office and Grand Club  
Renovation**  
at the  
**Kawailoa Development, LLC**  
**Grand Hyatt Kauai Resort and Spa**  
1571 Poipu Road, Koloa, HI 96756  
TMK: 20001002000

**sn**  
**shimokawa+nakamura**  
1590 Mahalo Street, Suite 1050  
Honolulu, Hawaii 96814  
Tel: 808.533.3333  
Fax: 808.533.3374  
www.snllc.com



**Bernard P. Carvalho, Jr.**  
Mayor



**Lyle Tabata**  
Acting County Engineer

**Wallace G. Rezentes, Jr.**  
Managing Director

**DEPARTMENT OF PUBLIC WORKS**

**County of Kaua'i, State of Hawai'i**

4444 Rice Street, Suite 275, Lihue, Hawai'i 96766  
TEL (808) 241-4992 FAX (808) 241-6604

August 14, 2017

Kawailoa Development LLP  
PO BOX 369  
Kōloa, HI 96756

Subject: SHORELINE SETBACK APPLICATION  
SUBSTANTIAL IMPROVEMENT DETERMINATION  
GRAND HYATT RESORT AND SPA – GRAND CLUB ROOM RENOVATIONS  
TMK: (4) 2-9-001:002

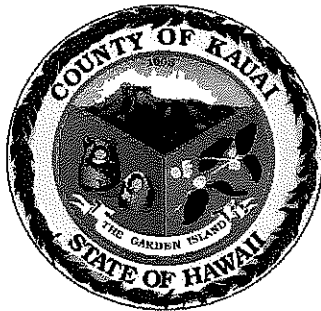
To Whom It May Concern:

The Kaua'i County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 979) Section 8-27.2 defines substantial improvement as "any cumulative series of repairs, reconstruction, improvements, or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure."

The Department of Public Works (DPW) Engineering Division has reviewed the proposed Office and Club Room renovations located in Building B of the Grand Hyatt Resort and Spa. DPW has determined that the proposed improvements do not constitute a substantial improvement. A summary of the calculations follows.

***Market Value***

There were 6 other building permits for the structure within the past 10 years. The first permit was approved in 2010. Therefore, the market value used in the calculations is the 2010 Replacement Cost New Less Depreciation (RCNLD) value for the structure as determined by County's Real Property Assessment Division. The 2010 RCNLD was determined to be \$40,371,510. If the owner chooses to dispute this value, then an appraisal of the structure must be provided at the owner's expense. The appraisal shall be prepared by a professional appraiser licensed in the State of Hawai'i and the market value shall be based on the "Cost Approach" (or Replacement Cost New Less Depreciation).



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

### FOR OFFICIAL USE ONLY:

SSD 2018 - 16

Acceptance Date:	9/12/17
Website Posting Date:	9/16/17
Determination Date:	9/12/17
Planning Commission Date:	NA
Expiration Date:	9/12/18
Planner Assigned:	JL

**Instructions:** File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

### Applicant Information

Applicant:	Kauai Blue Inc. - c/o Carlos Rivera		
Mailing Address:	2440 Ho'onani Road Koloa, Hawaii 96756	Phone:	(808) 385-2389
		Email:	Carlos.Rivera@vistana.com
Applicant's Status: (Check one)			
<input type="checkbox"/>	Owner of the Property	(Holder of at least 75% of the equitable and legal title)	
<input checked="" type="checkbox"/>	Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.	
<input checked="" type="checkbox"/>	Authorized Agent	Attach Letter of Authorization	
Transmittal Date:	August 17, 2017		

### Project Information (attach additional sheets, if necessary)

County Zoning District:	RR-20	Tax Map Key(s):	2-8-016: 03
		Land Area:	8.444 acres (367,821 s.f.)
Nature of Development: (Description of proposed structure or subdivision)	Room upgrades to specific ADA units located in both the Ocean Wing and Beach Wing of the Sheraton Kauai Resort.		

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

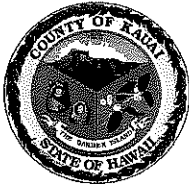
### Part A

#### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 90'-135' (+/-) ft.
- Property is Not Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Additional Information: West=Ocean Wing/ South=Beach Wing  
☒ Shoreline Change (Erosion/Accretion) Rate: -0.1(West) -0.7(South) ft./year  
(Information available here: [www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html))  
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

These Buildings abut the shoreline. There is a pool and restaurants located on ground level at the center of the property between the Ocean Wing & Beach Wing. (See maps attached.)



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

Flat with slight rise from ocean.

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

Beach with rocky outcropping.

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_

☐ Is the armoring permitted/authorized? \_\_\_\_\_

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

- ☒ Is property in coastal floodplain (if checked, what zone)? AE and VE

- ☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

This property is located in the tsunami evacuation zone and floodplain and is subject to coastal hazards caused by natural weather conditions. Hurricane Iniki and Hurricane Iwa both affected this property in the past 35 years.

### PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

### Applicant's Signature

Rivera, Carlos

Digitally signed by Rivera, Carlos  
DN: cn=Carlos, ou=VISTANA, ou=Users, cn=Rivera, Carlos  
Date: 2017.08.16 20:45:50 -1000

8/16/17

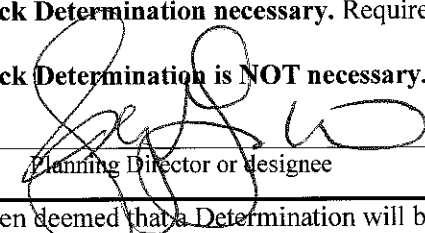
Signature

Date

### Applicability (to be completed by Planning Department)

- ☒ **Setback Determination necessary.** Requirements of Ordinance No. 979 are applicable.

- ☐ **Setback Determination is NOT necessary.** Requirements of Ordinance No. 979 are not applicable.

  
Planning Director or designee

9/2/17  
Date

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### Part B

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan to scale with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☒ Building Permit Number (If building plans submitted) Permit #17-094 & #17-095



## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

### Exemption Determination

☐

#### Exemption 1

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒

#### Exemption 2

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐

#### Exemption 3

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

(A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;

(B) The repairs DO NOT constitute a substantial improvement of the structure; and

(C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

☐

Letter from the Department of Public Works stating that the proposed project does NOT constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

### Exemption Determination (to be completed by Planning Department)

☒

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

☐

Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

Date

☐

Additional comments/conditions:



9002 San Marco Court  
Orlando, FL 32819

[vistana.com](http://vistana.com)

February 13, 2017

County of Maui  
Department of Planning  
2200 Main Street  
One Main Plaza, Suite 315  
Wailuku, Hawaii 96793

Re: Authorization of Carlos Rivera

Dear Sir/Madam:

This letter shall confirm the authorization of Carlos Rivera to apply for all permits, including zoning, on behalf of Kauai Blue, Inc. Kauai Blue, Inc. is a wholly owned subsidiary of Vistana Signature Experiences, Inc.

If you have any questions please contact my office at 407-418-4138. Thank you for your attention to this matter.

Kind regards,

VSE Pacific, Inc.

A handwritten signature in black ink, appearing to read "Denise Ebrill". The signature is stylized with a large, circular initial "D" and a long, sweeping underline.

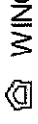
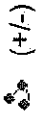
Denis Ebrill  
Senior Vice President



# SHERATON KAUAI-SSD application

Approximant distance from high water mark to designated Unit upgrades.

## Legend

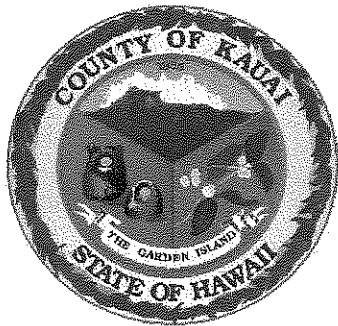


SCI-8/15/2017  
PERMIT #17-1094  
PERMIT #17-1095

400 ft

Google Earth

PLANS TOO LARGE TO SCAN  
ON FILE AT PLANNING DEPARTMENT UPON  
REQUEST



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

### FOR OFFICIAL USE ONLY:

SSD 201 8 - 17

Acceptance Date:	9/12/17
Website Posting Date:	9/12/17
Determination Date:	9/12/17
Planning Commission Date:	9/12/17
Expiration Date:	9/12/18
Planner Assigned:	Je

**Instructions:** File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

### Applicant Information

Applicant: Elizabeth Kendrick c/o Jon Kagle

Mailing Address: P.O. Box 617  
Kapaa, HI 96746

Phone: 652-0015

Email: jon@cogentd.com

Applicant's Status: (Check one)

- |  |   |
|--|---|
| <input type="checkbox"/> Owner of the Property       | (Holder of at least 75% of the equitable and legal title)   |
| <input type="checkbox"/> Lessee of the Property      | Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization. |
| <input checked="" type="checkbox"/> Authorized Agent | Attach Letter of Authorization  |

Transmittal Date: 31 August 2017

### Project Information (attach additional sheets, if necessary)

County Zoning District: AG Tax Map Key(s): (4) 5-2-010:014

Land Area: 23,148sf

Nature of Development: As-Built Hot Tub Deck  
(Description of proposed structure or subdivision)

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

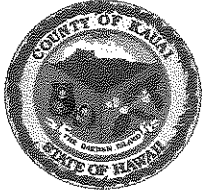
### Part A

#### Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Property is Not Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 430' ft.
- Additional Information:  
☒ Shoreline Change (Erosion/Accretion) Rate: .2 ft./year  
(Information available here: [www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html))  
☐ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

Steep cliff and Kalihiwai Road lie between subject property and shoreline.



## PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)  
Subject property is a mix of relatively flat lawn areas and steep cliff.

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)  
Shoreline at Kalihiwai Bay is a mix of sandy beach and rock outcroppings. The shoreline below the subject property is a transition area from sand to rock.

- ☐ Artificially armored Shoreline  
☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_  
☐ Is the armoring permitted/authorized? \_\_\_\_\_  
☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_  
☐ Is property in coastal floodplain (if checked, what zone)? \_\_\_\_\_  
☐ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

### PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

### Applicant's Signature

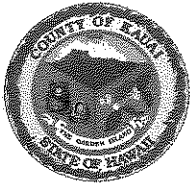
Signature Jim M. 14 Date 1 Sept. 2017

### Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.  
☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

[Signature]  
Planning Director or designee

9-2-17  
Date



## PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

### Part B

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☐ Building Permit Number (If building plans submitted)

### Exemption Determination

#### ☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

#### ☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

#### ☐ **Exemption 3**

Those structures and uses found exempt in Table 3 (§8-27.7) including repairs and renovations that **DO NOT** enlarge or expand a nonconforming structure. (see pg. 7)

- ☐ Letter from the Department of Public Works stating that the proposed project does **not** constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project)

### Exemption Determination (to be completed by Planning Department)

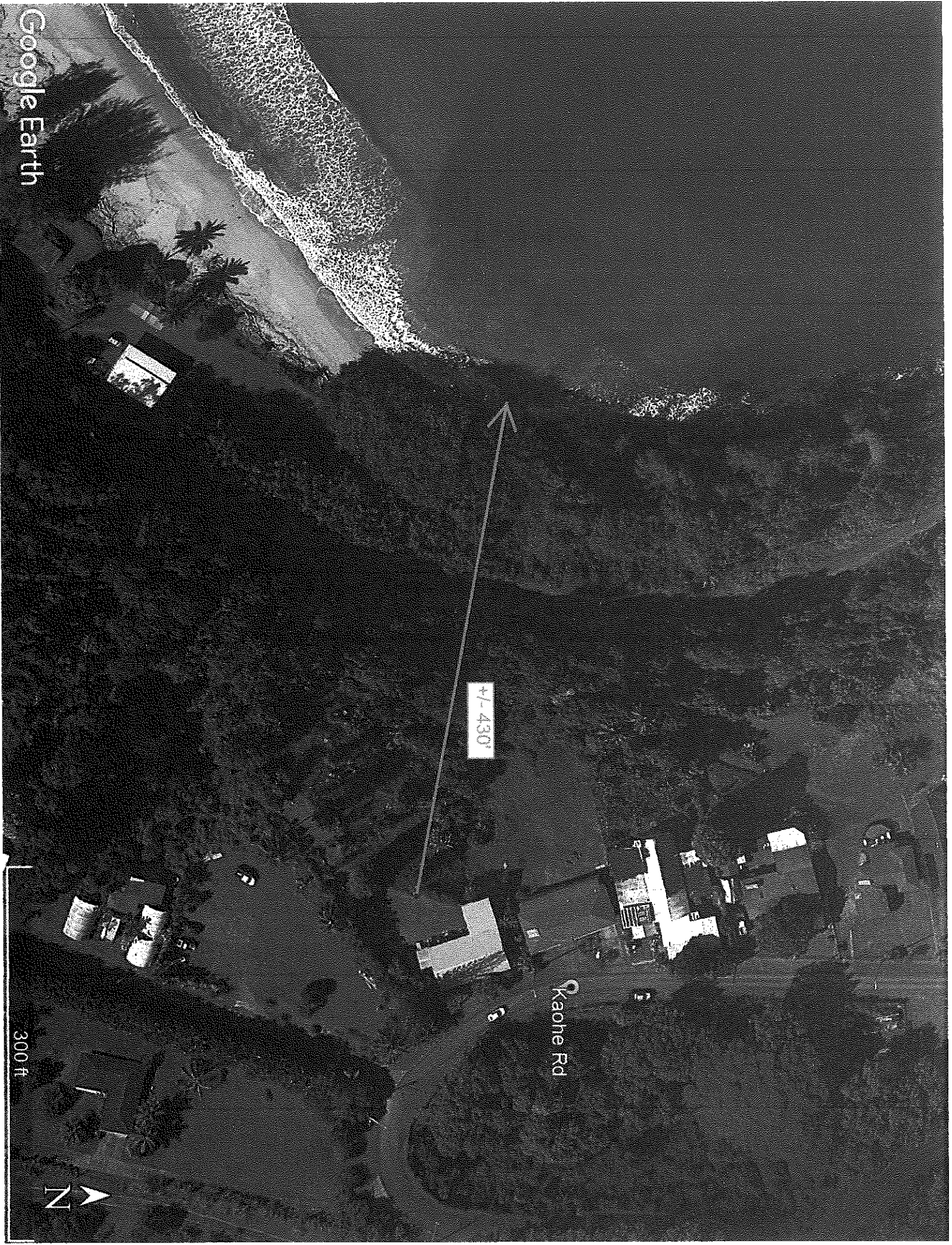
- ☒ Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.
- ☐ Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

\_\_\_\_\_  
Planning Director or designee

9.2.17  
\_\_\_\_\_  
Date

- ☐ Additional comments/conditions:





+/- 430'

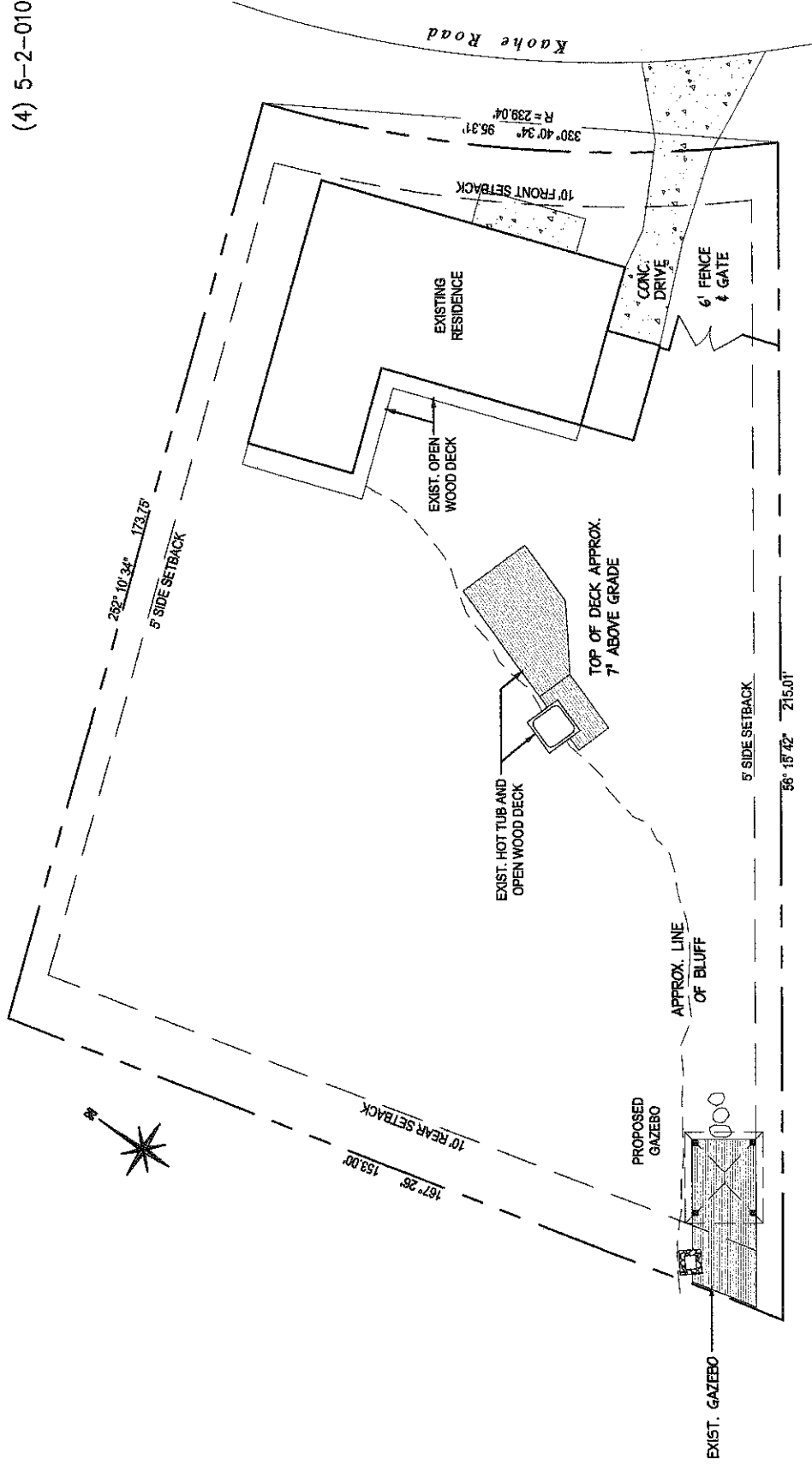
Kaone Rd

300 ft



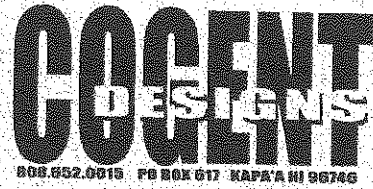
# PROJECT INFORMATION

Kaohe Sunset, LLC  
2999 Kaohe Road  
Kilauea, Kauai, HI  
(4) 5-2-010-014



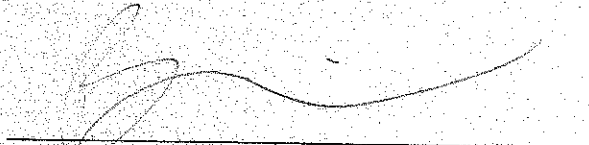
Plot Plan

1"=30'-0"



## Letter of Authorization

I, Elizabeth Kendrick, owner of lot T.M.K. (4) 5-2-10:14, hereby authorizes Jon Kagle of Cogent Designs, to act as the Authorized Agent regarding any permit documents to the County of Kauai.



---

Elizabeth Kendrick